

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Loans & Advances - House Building Advance – **Sri K.V.B. Ramachandra Murthy**, Assistant Section Officer (SC), G.A. (SC) Department - House Building Advance of Rs.4,00,000/- (Rupees four lakhs only) for **site-cum-construction** at Plot.No. 29, Sy.No.1119, Ammanabolu (V) Narkatpalli (M), Nalgonda District - Sanctioned.

GENERAL ADMINISTRATION (SC.B) DEPARTMENT

G.O.Ms.No. 138

Date:23-3-2009.

Read the following:-

1. G.O.Ms.No. 568, F & P Department, dt: 26-3-1958.
2. G.O.Ms.No.582, Fin & Plg Deptt. Sdt: 5-2-1960.
3. G.O.Ms.No.311, Fin & Plg (FW.A&L)Department, dt: 6-11-1996.
4. G.O.Ms.No.83, Fin & Plg.Department, dt: 5-4-1965.
5. G.O.Ms.No.243, Fin & Plg Department, dt: 6-2-1967.
6. G.O.Ms.No.125, Fin (A&L)Department, dt: 13-5-1987.
7. G.O.Ms.No.150, Fin (A&L)Department, dt: 19-2-1987.
8. G.O.Ms.No.15, F & P Department dated: 25-1-1988.
9. G.O.Ms.No.28, Fin & Plg Department, dt: 17-2-1988.
- 10.G.O.Ms.No.217, Fin & Plg Department, sdt: 28-4-1994.
11. G.O.Rt.No.50, Fin & Plg (FW.A&L)Department, dt: 1-4-1998.
- 12.G.O.(P).No.122, Finance and Planning (FW.A&L)Department, Dt: 20-8-1999.
13. G.O.Rt.No.1280,Finance and Planning (FW.A&L)Department Dt: 29-4-2003.
14. G.O.Ms.No.77, Financae (A&L) Department, dt: 3-4-2006.
- 15.U.O.Note.No. 6496/OP.I/2009-1, G.A.(OP.I)Department, Dt: 25-2-2009.
- 16.From **Sri K.V.B. Ramachandra Murthy**, Asst.Section Officer (SC), G.A.(SC) Department, dt: 17-12-2008.

O R D E R:

Under Article 226 and 233-A of A.P. Financial Code Volume-I, sanction is hereby accorded for payment of an advance of Rs. **4,00,000/-** (Rupees Four lakhs only) to **Sri K.V.B. Ramachandra Murthy**, Assistant Section Officer (SC), G.A. (SC) Department for purchase of site and construction of a House at Plot.No.29, Sy.No.1119, Ammanabolu (V) Narkatpalli (M), Nalgonda District. The amount shall be paid to the above individual as follows:--

- I. An amount of **Rs. 1,00,000/- (Rupees One Lakh only)** is released as part of first instalment. He should purchase the site and mortgage the land along with the house to be built thereon immediately in favour of Government. Subject to availability of funds further instalments shall be released after mortgaging the land with the house to be built thereon in favour of Government and also depending upon the progress of construction of House as per H.B.A.Rules in force and that if the department is satisfied with the development of the area in respect of amenities such as water supply, lighting, roads, drainage and sewerage.
- ii. That the construction of the house shall be carried out exactly in accordance with the approved plan, estimates and specifications in the prescribed forms which should be submitted to Government along with the mortgage deed;
- iii. That he insure the house immediately on completion of construction at his own cost for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, lightning, cyclone and floods, year after year till the advance with interest due thereon is fully repaid to Government and deposit the policy with the Government;
- iv: Construction shall be completed within 18 months from the date on which the first instalment of the sanctioned advance is drawn by him;

(PTO)

v: That the house is maintained in good condition, repaired at his own cost and he shall continue to pay all the Municipal taxes and local taxes regularly until the advance has been repaid in full;

vi. That he shall keep the building free from all encumbrances; and

vii. That any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any, forthwith.

2. Grant of advance is also subject to the following conditions:--

1) that the construction of the house:-

a) shall be carried strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government. The grantee shall certify when applying for instalments of advance admissible at the plinth and roof level in accordance with the plan and estimates furnished by him to the Government that construction has been carried out exactly in accordance with the approved plan and specifications and that the advance has actually been used on the construction of the house. The Government may if necessary arrange to have inspection carried out to verify the corrections of the Certificates.

b) the construction of the building shall be completed within 18 months from the date on which the first instalment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advanced to him (together with interest thereon) in one lumpsum. The date of completion must be reported to Government without delay.

(c) immediately on completion of construction of the house the grantee shall insure the house at her own cost, for a sum not less than the amount of the advance and shall keep it so insured against damages, by fire, flood or lightning until the advance is fully repaid to the Government and deposit the policy with the Government.

d) the house must be maintained in good condition at his own cost and the grantee shall continue to pay all municipal and local taxaes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.

3. The loan together with interest at the provisional rate of 8 ½ % (simple interest) per annum shall be recovered as per the rules and orders issued from time to time. The recovery of principal shall be made first and later interest.

4. The recovery of the advance granted to the above individual shall commence from the month following the completion of the house or the nineteenth month after the date on which the first instalment of the advance is paid to the grantee whichever is earlier. The recovery of the advance shall be effected through the monthly pay / leave salary bills. **The principal amount of the advance granted shall be recovered in 120 (one hundred and twenty) instalments @ Rs. 3,373/- (Rupees three thousand three hundred and seventy three only) in the first month and @ Rs. 3,333/- (Rupees three thousand three hundred and thirty three only) per month in 119 instalments and the interest shall be recovered in (30) (thirty) instalments thereafter.** The balance of the advance and the interest if any, outstanding at the time of retirement or death of the loanee shall be recovered from his D.C.R.G. The date of superannuation of the individual is **30-9-2024.**

5. For the misuse of the loan amount and non-observance of the house building advance Rules, penal interest at 1 ½ times the normal rate shall be levied besides taking disciplinary action under the C.C.A.Rules against the defaulter as laid down in G.O.Ms.No.311, Finance (FW&AL) Department, dt: 6-11-1996.

6. In case, the Grantee does not repay the balance of the advance due to Government on or before the date of his retirement it shall also be open to Government to enforce security of the mortgage at any time and recover the balance of the advance due together with interest by sale of the house or in such other manner as may be permissible under Law. If the Government employee ceased to be in service for any reasons other than the normal retirement on superannuation or if he dies before the repayment of the advance in full, the entire outstanding advance with interest shall become payable to Government forthwith. The property mortgaged to Government shall be reconveyed to the grantee (or his successors in interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.

7. The expenditure shall be debited to "7610 - Loans to Government Servants -MH 201 House Building Advance - SH(05) loans to other Officers" 001-Loans to other Officers.

8. The Deputy Pay and Accounts Officer, Secretariat Branch, Hyderabad is informed that the spouse of the individual is not a Government Servant. He is also informed that **Sri K.V.B. Ramachandra Murthy**, Assistant Section Officer, GA (SC) Department has submitted surety and Agreement bonds and the same are retained in the Department for record.

9. The G.A. (Claims) Department are requested to draw and disburse the amount due to the individual sanctioned in para-1 (i) above.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.M. GONELA
PRL.SECRETARY TO GOVERNMENT (POLL)

To
Sri K.V.B. Ramachandra Murthy, Asst.Section Officer(SC),
G.A.(SC) Department.
The G.A.(Claims) Department.
The G.A.(OP.I)Department.
The Finance and Planning (FW.A&L)Department.
The Accountant General, A.P.Hyderabad.
The Dy.Pay and Accounts Officer, Secretariat Branch, Hyderabad.
S.F / S.Cs.

//FORWARDED BY ORDER//

SECTION OFFICER (SC)